

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PROJECT-BASED RENTAL ASSISTANCE

PROGRAM PERFORMANCE

STRATEGIC GOAL/OBJECTIVE	ACTUAL 2002	ESTIMATE 2003	ESTIMATE 2004
Strategic Goal C: Strengthen communities.			
Discretionary BA (Dollars in Thousands)	\$360,072	\$346,804	\$368,697
FTE			
Headquarters	3	3	3
Field	41	42	43
Subtotal	44	45	46
S&E Cost (Dollars in Thousands)			
Personal Services	\$3,582	\$3,765	\$3,952
Travel	45	38	40
Printing	2	3	3
Other Services	4	2	1
Supplies	1	1	1
Subtotal	3,634	3,809	3,997
Strategic Objective C.4: Mitigate housing conditions that threaten health.			
Indicator: The average number of EHS or fire safety deficiencies per privately owned multifamily property decreases by 1 percent.	NA	Baseline to be determined	Baseline minus 1%
Indicator: 95 percent of owners of properties identified with EHS or fire safety deficiencies in FY 2004 certify to having such deficiencies corrected in a timely manner per program requirements.	NA	NA	95%

NA = Not Applicable.

EXPLANATION OF PERFORMANCE

Performance/Means and Strategies

For the Project-Based Rental Assistance program, the Department requests approximately \$368.7 million in program funding and \$4.0 million in Salaries and Expenses for a total of \$372.7 million in 2004 to support Strategic Goal C: Strengthen Communities.

In addition to providing and maintaining the stock of affordable housing, HUD also strives to improve the quality of housing opportunities provided to families in project-based assisted housing. This Performance Goal focuses on improving the management accountability and physical condition of assisted housing in order to maximize the potential of the program to help families achieve and maintain decent safe and sanitary living standards.

Project-Based Rental Assistance

Project-Based Rental Assistance (PBRA) is one of several Housing programs that support the asset management activities of the Department. Projects that fail to maintain decent safe and sanitary standards may face reduction or termination of rental assistance subsidies through the PBRA. As part of that review process, REAC conducts physical inspections that identify Exigent Health and Safety or Fire Safety Deficiencies (EHS/FS). Exigent health and safety hazards include but are not limited to: 1) air quality, gas leaks; 2) electrical hazards, exposed wires/open panels; 3) water leaks on or near electrical equipment; 4) emergency/fire exits/blocked/unusable fire escapes; 5) blocked egress/ladders; and 6) carbon monoxide hazards. Fire safety hazards include: 1) window security bars preventing egress; and 2) fire extinguishers expired.

These indicators track reductions in EHS/FS nationwide as HUD implements its physical inspection protocol, Uniform Property Condition Standards (UPCS). The implementation of physical inspections by REAC has promoted a reduction in exigent health and safety hazards. This trend is likely to continue.

The effectiveness of HUD's Project-Based Rental Assistance program was evaluated in the past year using the Office of Management and Budget's new Performance Assessment Rating Tool (PART). This program receives low performance scores because it has a poor focus on program outcomes and produces poor results relative to alternative forms of housing assistance, particularly in the areas of cost and maximizing the mobility of assisted families in seeking out the best housing possible. The physical quality of project-based housing has improved significantly in recent years, however, in light of this assessment, HUD will make management improvements, including stepped-up enforcement against properties in poor quality. HUD recently announced a new enforcement protocol that will result in 1,200 properties with problems receiving more aggressive oversight and correction. These actions will result in more properties meeting physical quality standards. Also, improved performance measures for self-sufficiency will be developed.

Resource Management Information

Addressing Exigent Health and Safety issues and assuring that owners mitigate those identified uses approximately 25 percent of the staff time for asset management in the field and Headquarters, which is anticipated to total 457 FTEs and 17 FTEs respectively in fiscal year 2004. These FTEs are then sub-allocated under four major program areas including GI/SRI Fund, Section 202, Section 811, and Project-Based Rental Assistance, with 43 and 3 positions reflected in this area, an increase of 1 over the fiscal year 2003 request.